

ATXI has been unsuccessful in obtaining an easement from Mrs. Treva Maxine Weiser and Mr. Malcolm James Weiser. Mr. and Mrs. Weiser own two parcels at issue located along the Pawnee to Pana segment of the Project in Christian County, Illinois. The parcels are internally designated as A_ILRP_PP_CH_070_ROW and A_ILRP_PP_CH_073_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. and Mrs. Weiser or their son James Weiser, who has conducted negotiations and has a power of attorney from his parents, on at least 129 occasions, including 90 emails, 5 letters, 16 in-person meetings, 102 phone calls, and 16 voicemails.

The land agent met with Mr. and Mrs. Weiser presented and explained ATXI's initial offer on April 29, 2014. In May of 2014, Mr. James Weiser expressed his concern regarding tile damage during construction and stated that he would provide crop damage information. In June of 2014, after ATXI received crop insurance information, the land agent provided Mr. Weiser with a confidential settlement agreement (CSA) to address tile damages and increased ATXI's offer to include a higher sum for crop damages, a sum that was increased again in July of 2014 to include continuous corn.

Throughout negotiations, Mr. Weiser has presented several revisions to the confidential settlement agreement, including proposals for additional restrictions on June 28, 2014 and July of 2014. ATXI sent him CSA language to address these concerns and Mr. Weiser provided additional edits to that document on October 10th and on November 3rd of 2014, to which ATXI agreed. At that time, Mr. Weiser indicated that he was generally satisfied with the amended language, but wanted to have an attorney review the document. However, Mr. Weiser continued to suggest additional revisions, and in December of 2014 made new compensation requests based on farming around the poles with annual escalators. ATXI rejected this compensation proposal.

In June of 2015, his attorney, Mr. Austin provided additional revisions to the CSA and the easement. Mr. Austin's representation ended in October of 2015.

Mr. James Weiser then hired Mr. Kalb to represent him with regard to his parcel A_ILRP_PP_CH_058, which is not a parcel at issue in this filing, and Mr. Kalb separately negotiated a CSA to apply to that parcel. ATXI has offered to honor those same terms on these parcels, however, Mr. Weiser has stated that he is still concerned about tile damage on his parent's property and does not believe that the current language protects his tile. He also wants the contractors restricted to one side of the easement. In yet another effort to allay Mr. Weiser's concerns regarding tile damage, on June 17, 2016, ATXI hired a contractor to use a small digging machine to locate the main tile line on the Weiser property. Even after locating the tile, Mr. Weiser stated that he wanted over 2500 ft. of mats, the contractors restricted to his neighbor's side of the easement, and additional language to protect his tile. Again, the agent explained that per the AIMA and the offered CSA language, ATXI will compensate him for any damaged tile. The agent also explained that ATXI cannot agree to either the matting, due to the significant expense, or to stay only on his neighbor's side of easement.

As for compensation negotiations, Mr. Weiser provided an appraisal and counteroffer for parcel 073, on June 15, 2015, based on revised routing proposed by a neighboring parcel, that included an increased per acreage amount and a sum for damage to the remainder due the diagonal nature of the proposed reroute. On June 19, 2015, ATXI responded by increasing its per acreage amount, although not to the level of the counteroffer, to which Mr. Weiser's attorney, Mr. Austin responded with another counter that was three times the amount of ATXI's increased offer. Mr. Austin did not respond to subsequent attempts to discuss the offer with him and on October 10, 2015, ATXI was informed that he no longer represented the Weisers.

The negotiations included discussion and consideration of several route alternatives. ATXI ultimately approved a route that varied slightly from the original alignment. After the route was adjusted to the current route, in an effort to reach settlement, ATXI agreed to honor its original offer on parcel 070, even though less acreage was encumbered by the easement. Mr. Weiser has not stated whether this compensation is sufficient or whether compensation remains an issue.

ATXI will continue to negotiate with Mr. Weiser to the extent he is willing to engage in negotiations with ATXI. However given the extended nature of negotiations, ATXI believes it is unlikely that the parties will reach a voluntary agreement in a time frame supportive of this line segment's in-service date. Therefore, ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent 03-05-2014 ☒
2. Initial appointment set for 04-29-14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

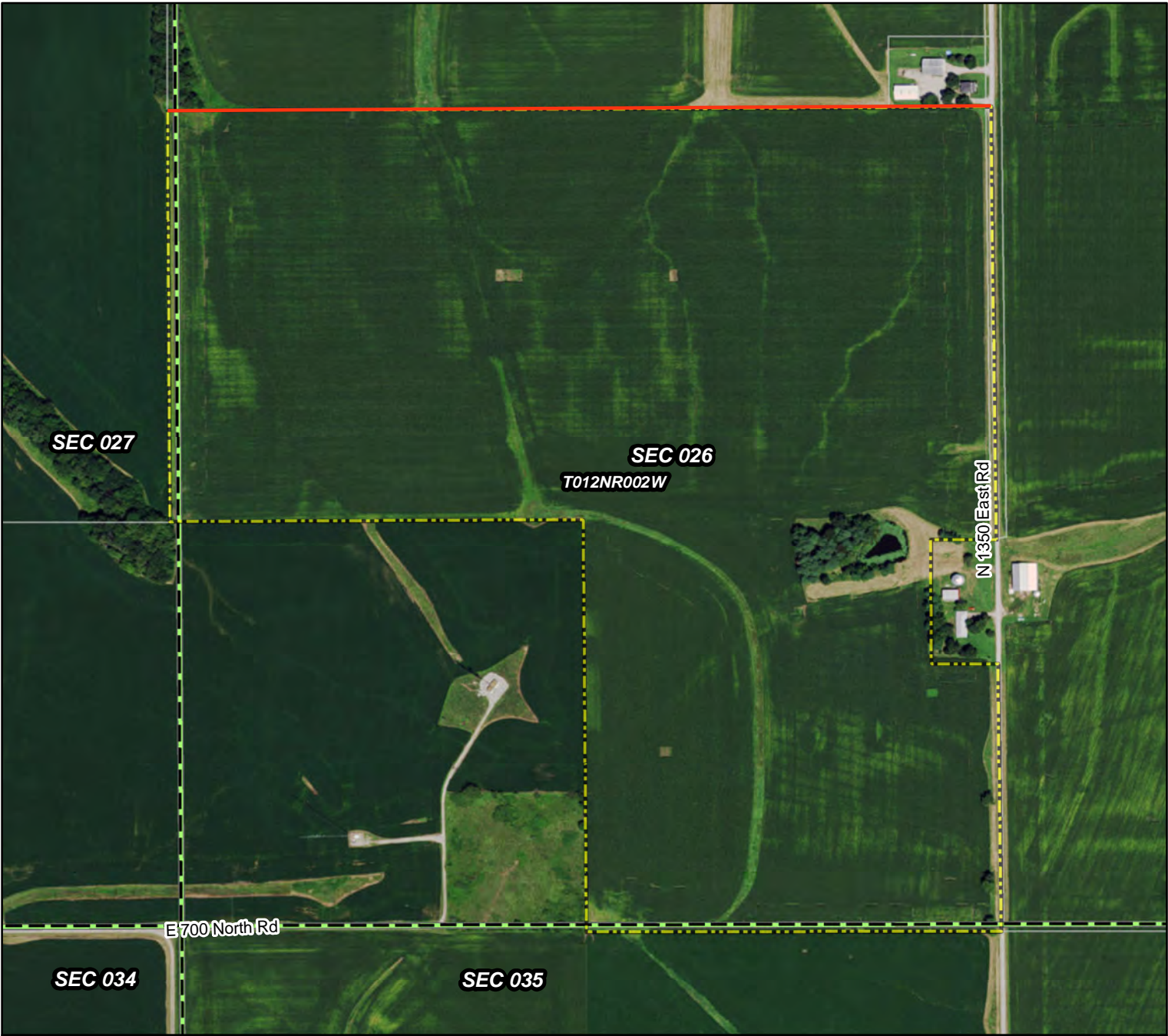
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒

no states, none found
not returned from email or mail out
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) RJ McCall RJ McCall ☒

Agent Checklist with Landowner

- | | | |
|-------|---|--|
| 1. | Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent | <input checked="" type="checkbox"/> TB |
| 2. | Initial appointment set for <u>4/29/2014</u> | <input checked="" type="checkbox"/> TB |
| 3. | Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting | <input checked="" type="checkbox"/> TB |
| 4. | Prepare and review Acquisition documents and maps | <input checked="" type="checkbox"/> TB |
| 5. | Provide landowner with business card and show Ameren ID badge | <input checked="" type="checkbox"/> TB |
| 6. | Ask the landowner they received the 14 day letter: | <input checked="" type="checkbox"/> TB |
| | a. Ask if the landowner read 14 days letter | |
| | b. Does landowner have any questions regarding letter: | |
| <hr/> | | |
| <hr/> | | |
| <hr/> | | |
| 7. | Provide/explain the purpose of the project | <input checked="" type="checkbox"/> TB |
| 8. | Discuss routing and how it affects landowner: | <input checked="" type="checkbox"/> TB |
| | a. Provide Fact Sheet about the project | |
| | b. Provide landowner copies of: | |
| | i. Small scale map of the project | |
| | ii. Sketch and description of type of facilities/structures | |
| | iii. Approximate location of facilities | |
| | iv. Option for Easement including exhibit showing length and width of the easement area | |
| | v. Memorandum of Option Exhibit B | |
| 9. | Make compensation offer, provide calculation sheet and explain basis of offer | <input checked="" type="checkbox"/> TB |
| 10. | Discuss subordination of mortgage, if applicable | <input checked="" type="checkbox"/> TB |
| 11. | Complete Construction Questionnaire, including name of tenant, if applicable | <input checked="" type="checkbox"/> TB |
| 12. | Provide EMF brochure, if requested | <input checked="" type="checkbox"/> TB |
| 13. | Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable | <input checked="" type="checkbox"/> TB |
| 14. | Agent Name (Print and Sign) <u>T. J. Burrows</u> | <input checked="" type="checkbox"/> TB |

Tax Id: 05-18-26-300-001-00

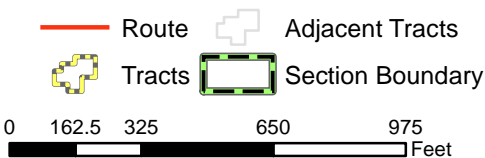


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



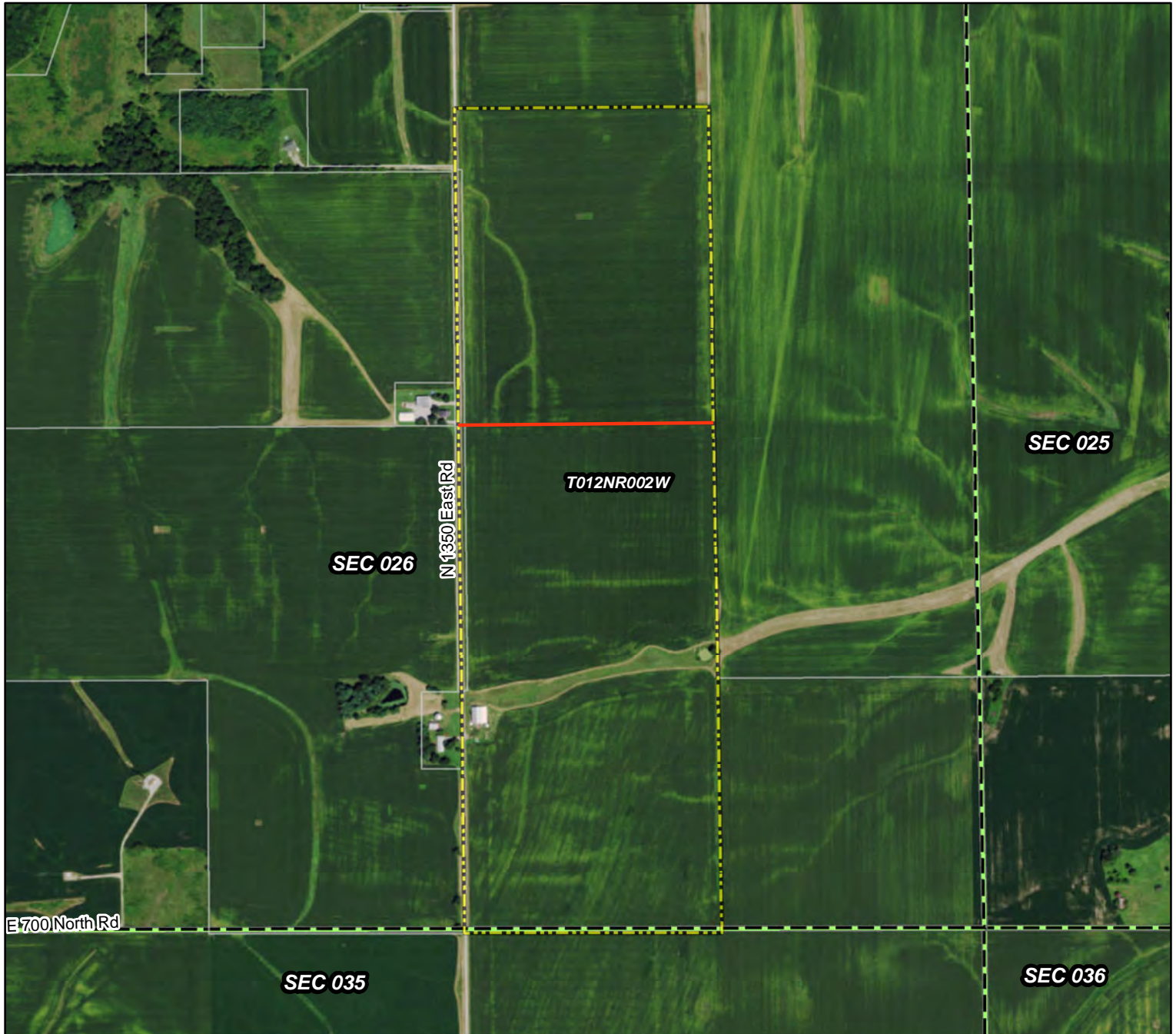
Treva Maxine Weiser

Tract No.:A_ILRP_PP_CH_070

Date: 6/20/2016

Christian County, IL

Tax Id: 05-18-26-200-004-00, 05-18-26-400-001-00

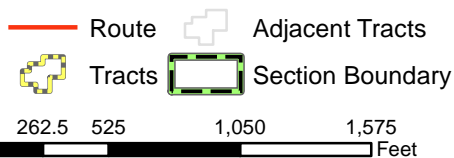


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Malcolm James Weiser

Tract No.:A_ILRP_PP_CH_073

Date: 6/20/2016

EXHIBIT "A"

A 4.542 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 1 AND 3 IN DEED TO TREVA MAXINE WEISER, RECORDED IN DOCUMENT NO. 2008R05635 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1017741.88, E:2547372.15;

THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 23 MINUTES 57 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 0.32 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, A DISTANCE OF 2,637.66 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

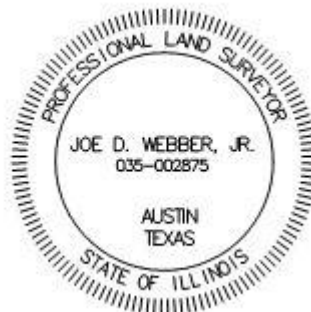
THENCE NORTH 00 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A 12-INCH STONE FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2;

THENCE NORTH 89 DEGREES 40 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,637.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 197,828 SQUARE FEET OR 4.542 ACRES OF LAND, MORE OR LESS.;

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

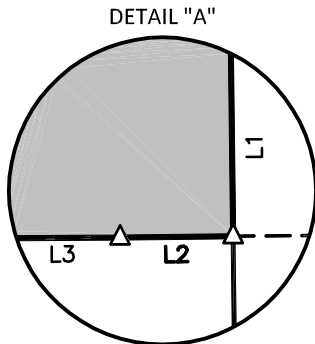


JOE D. WEBBER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 035-002875, STATE OF ILLINOIS
SURVEYING AND MAPPING, LLC
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475-STATE OF ILLINOIS



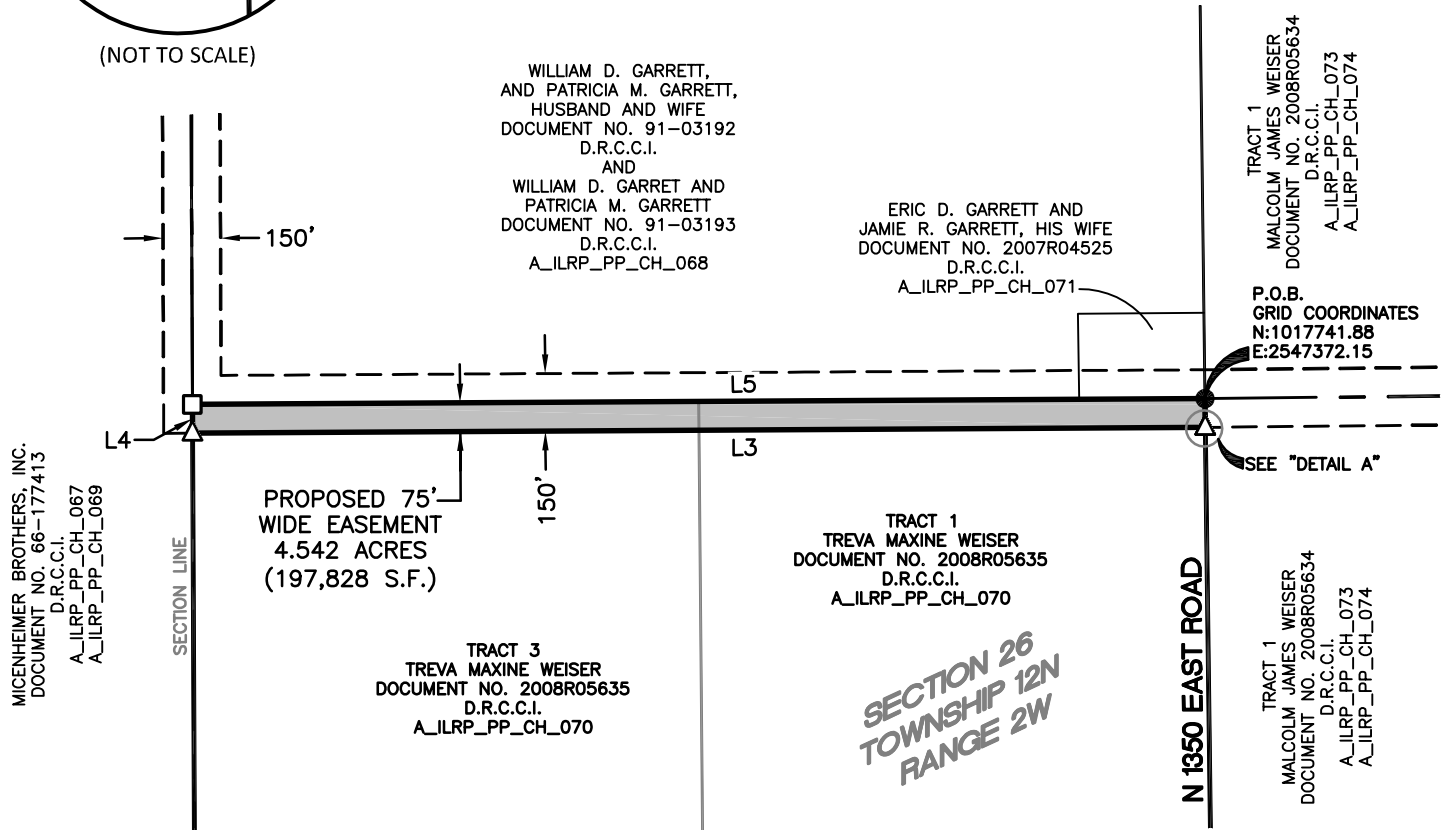
DATE: 03/30/2016

(IN FEET)
1 INCH = 500 FT



(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°42'44"E	75.00'
L2	S89°23'57"W	0.32'
L3	S89°40'16"W	2637.66'
L4	N00°17'19"W	75.00'
L5	N89°40'16"E	2637.43'



LEGEND

D.R.C.C.I.

P.O.B.

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS

POINT OF BEGINNING
12" STONE FOUND
5/8" IRON ROD FOUND
CALCULATED POINT

TRACT LINE

SECTION LINE

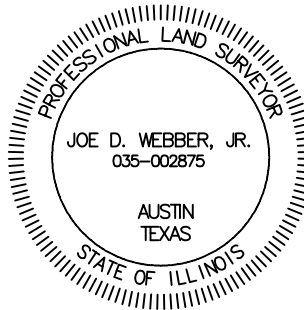
SUBJECT PROPOSAL NO. _____

SUBJECT PROPERTY LINE
PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



Joe D. Webber, Jr.
JOE D WEBBER, JR

JOE D.WEBBER, JR.

PROFESSIONAL LAND SURVEYOR

NO. 035-002875 - STATE OF ILLINOIS

PROFESSIONAL DESIGN FIRM

LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/30/2016
SCALE: 1"=500'
TRACT ID: A_ILRP_PP_CH_070
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTION 26, TOWNSHIP 12 NORTH, RANGE 2 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

FN: D 2794

A ILRP PP CH 070 R10.DWG

EXHIBIT "A"

A 4.577 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO MALCOLM JAMES WEISER, RECORDED IN DOCUMENT NO. 2008R05634 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1017741.88, E:2547372.15;

THENCE NORTH 00 DEGREES 43 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 40 MINUTES 16 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 0.34 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 1,328.47 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 BEARS NORTH 00 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,567.30 FEET;

THENCE SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 81.73 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4;

THENCE SOUTH 00 DEGREES 55 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 68.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST, LEAVING THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 0.46 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,328.88 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4;

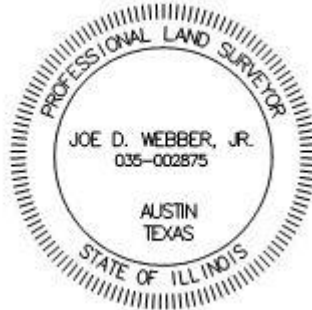
THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 199,361 SQUARE FEET OR 4.577 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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LICENSE NO. 184.006475-STATE OF ILLINOIS

DATE: 03/22/2016



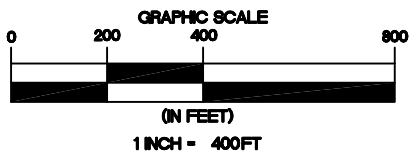


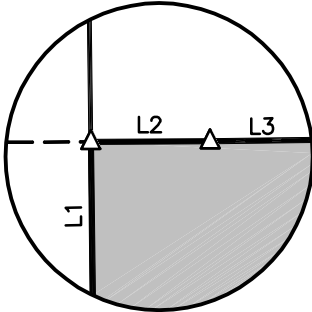
EXHIBIT "A"

ATXI Exhibit 2.3 Part A

Page 11 of 11



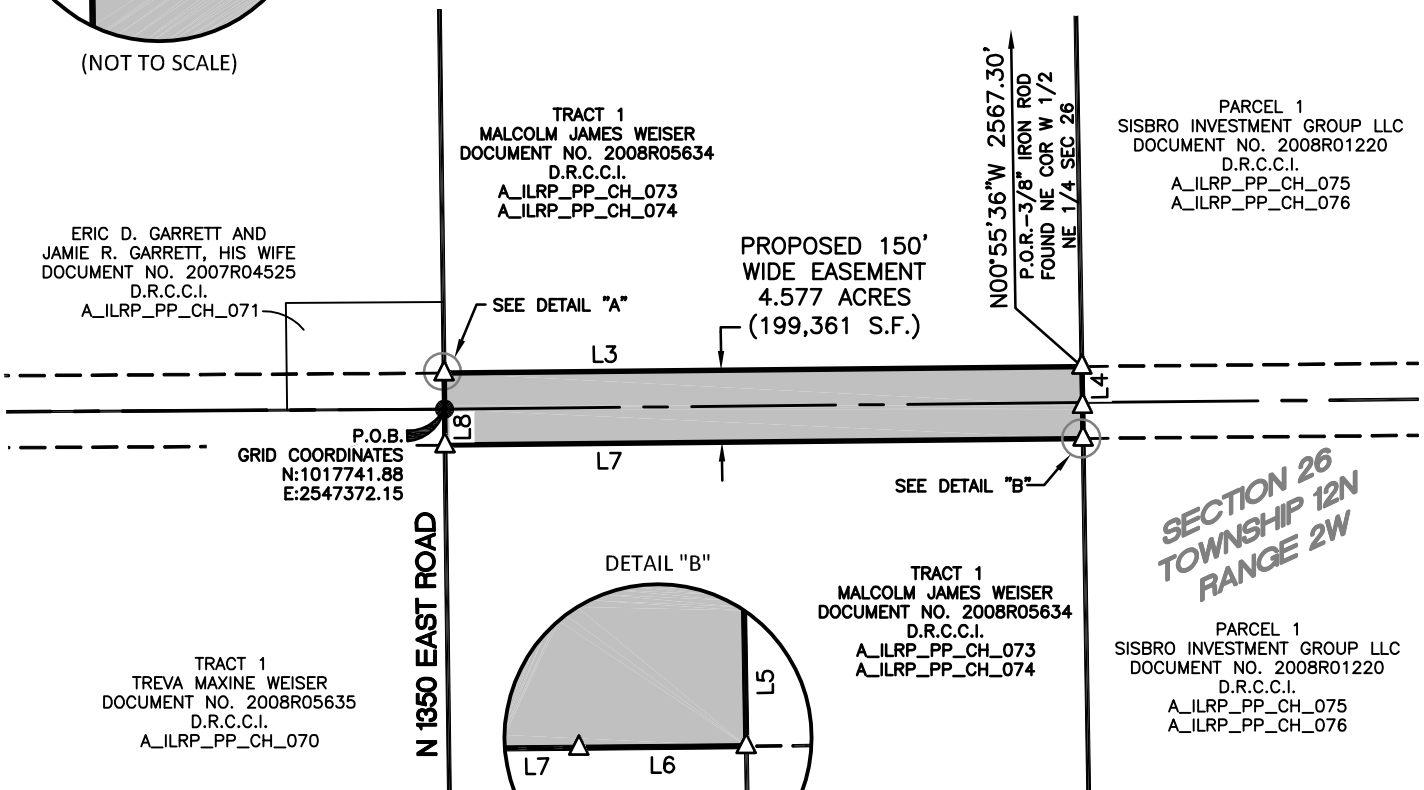
DETAIL "A"



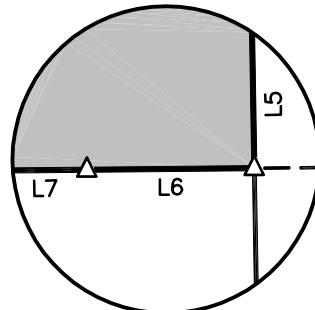
(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°43'30"W	75.00'
L2	N89°40'16"E	0.34'
L3	N89°23'57"E	1328.47'
L4	S00°55'36"E	81.73'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	S00°55'13"E	68.27'
L6	S89°28'00"W	0.46'
L7	S89°23'57"W	1328.88'
L8	N00°42'44"W	75.00'



DETAIL "B"



(NOT TO SCALE)

LEGEND

D.R.C.C.I.

P.O.B.

P.O.R.



DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS

POINT OF BEGINNING
POINT OF REFERENCE
5/8" IRON ROD FOUND

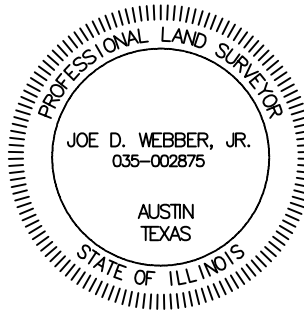
CALCULATED POINT
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



Joe D. Webber Jr.

JOE D. WEBBER, JR.
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SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/22/2016
SCALE: 1"=400'
TRACT ID: A_ILRP_PP_CH_073
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTION 26, TOWNSHIP 12 NORTH, RANGE 2 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS